

ORIGINAL



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BEFORE THE ARIZONA CORPORATION COMMISSION
RECEIVED

COMMISSIONERS

KRISTIN K. MAYES - Chairman
GARY PIERCE
PAUL NEWMAN
SANDRA D. KENNEDY
BOB STUMP

2010 OCT 26 A 11: 22

AZ CORP COMMISSION
DOCKET CONTROL

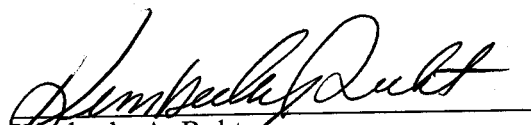
IN THE MATTER OF THE APPLICATION
FOR APPROVAL BY BONITA CREEK LAND
AND HOMEOWNERS ASSOCIATION FOR
THE TRANSFER OF ASSETS AND
CERTIFICATE OF CONVENIENCE AND
NECESSITY TO BONITA CREEK PROPERTY
AND PRESERVATION ASSOCIATION

DOCKET NO. W-02195B-10-0146

**STAFF'S NOTICE OF FILING DATA
REQUESTS**

Pursuant to the Procedural Order dated October 20, 2010 attached are copies of all data requests sent to and received from Bonita Creek Land and Homeowners Association to date.

RESPECTFULLY SUBMITTED this 26th day of October 2010.


Kimberly A. Ruht
Attorney, Legal Division
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007
(602) 542-3402

Original and thirteen (13) copies
of the foregoing filed this
26th day of October 2010 with:

Docket Control
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007

Arizona Corporation Commission

DOCKETED

OCT 26 2010

DOCKETED BY



1 Copies of the foregoing mailed this
2 26th day of October 2010 to:

3 William Glaunsinger, President
4 Bonita Creek Property and
5 Preservation Association
6 251 North Big Als Run
7 Payson, Arizona 85541

8 William R. Whittington
9 Boyle, Pecharich, Cline,
10 Whittington & Stallings, PLLC
11 125 North Granite Street
12 Prescott, Arizona 86301

13 Vickie Goulette
14 389 West Burnt Point Trail
15 Payson, Arizona 85541

16 Clay Moser
17 945 East Glencove Street
18 Mesa, Arizona 85203

19 Karyn Christine
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Mr. Yarish's Response to Mr. Goulette's Response to BCPPA Letter of August 3, 2010.....	Attachment F

Attachment A

COMMISSIONERS
KRISTIN K. MAYES-Chairman
GARY PIERCE
PAUL NEWMAN
SANDRA D. KENNEDY
BOB STUMP



Ernest G. Johnson
Executive Director

ARIZONA CORPORATION COMMISSION

July 21, 2010

CERTIFIED MAIL

Mr. Doyle Warner
Bonita Creek Land and Homeowners Association
251 North Big Als Run
Payson, Arizona 85541

RE: APPLICATION FOR APPROVAL BY BONITA CREEK LAND AND
HOMEOWNERS ASSOCIATION FOR THE TRANSFER OF ASSETS AND
CERTIFICATE OF CONVENIENCE AND NECESSITY TO BONITA CREEK
PROPERTY AND PRESERVATION ASSOCIATION
DOCKET NO: W-02195B-10-0146

DATA REQUEST

Dear Sir:

Staff is currently reviewing your application and requests the following information for further review:

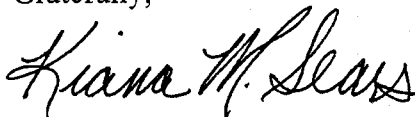
- Please provide an explanation of why the current owner is transferring the Water Company. Please provide details regarding the current state of the Company and any information that would help Staff get a clear picture of what is driving the sale at this time.
- Please provide background information regarding the Company and its ownership, management and operations. It is imperative that Staff understands the organizational structure and ownership when reviewing a transfer. Staff has received comments regarding this application, which can be found within the docket. Staff needs the pertinent information to address concerns that may rise from the comments presented thus far.
- Please explain why the company is being transferred for zero consideration, when there is an assumption by Staff that, the Company as considerable value.
- Please explain the relationship between the Doyle Warner and William Glaunsinger. Karl Kohlhoff is listed as the certified operator as well as a transferee, please inform Staff who will assume this responsibility.

Mr. Doyle Warner
July 21, 2010
Page 2

- Please provide information regarding the amount of utility experience of Mr. Glausinger. Feel free to provide any information regarding the experience of Mr. Glausinger, that will contribute to the decision making process of the Corporation Commission.

If you have any questions concerning this matter, please do not hesitate to contact me Kiana Sears at 602-542-0754

Gratefully,

A handwritten signature in black ink, reading "Kiana M. Sears". The signature is fluid and cursive, with the first name "Kiana" being more prominent and the last name "Sears" following in a similar style.

Kiana Maria Sears
Executive Consultant I

KMS:tdp

cc: Docket Control
Del Smith
Lyn Farmer
Brian Bozzo

Attachment B

August 3, 2010

Arizona Corporation Commission
1200 W. Washington St.
Phoenix, AZ 85007

Ladies and Gentlemen,

The Board of Directors of the Bonita Creek Property and Preservation Association (BCPPA) is pleased to respond to your data request of July 21, 2010 to provide the following information for further review.

- Please provide an explanation of why the current owner is transferring the Water Company. Please provide details regarding the current state of the Company and any information that would help Staff get a clear picture of what is driving the sale at this time.

As indicated in the application by the association for the transfer of assets and Certificate of Convenience and Necessity dated April 15, 2010, this request is simply to substitute the new name for the former name. The name change was approved by the board (see attachment A) as well as by the association membership at its annual meeting on Sept. 3, 2005 (see attachment B). It is important to understand that this is not a sale, but it is simply a change of the Association's name. The water company has 43 water customers, operates with a positive balance sheet and is owned and operated by the association. An amendment to the Articles of Incorporation changing the name to BCPPA was approved by the ACC Corporations Division on Feb. 17, 2010 and a Certificate of Good Standing has been issued.

- Please provide background information regarding the Company and its ownership, management and operations. It is imperative that Staff understands the organizational structure and ownership when reviewing a transfer. Staff has received comments regarding this application, which can be found within the docket. Staff needs the pertinent information to address concerns that may rise from the comments presented thus far.

As stated above, the association is the same organization that it has always been. The water company is owned by the association members and operated by the board of directors and an on-site water operator. It has the same organizational structure that it has had for many years, i.e., it has a water director who is on the board and assumes overall responsibility for management of the water company, and an on-site water operator who is under contract and is responsible for the day-to-day operation of the water company. The current water director, Mr. Karl Kohlhoff, is certified at grade 2 and has a strong record of experience and accomplishments in water treatment and distribution (see attachment C). The current water operator is Mr. Doyle Warner, who is certified at grade 1 and replaced Mr. John Goulette in January, 2010.

Review of comments within the docket indicates several members of the community would prefer to separate the water company from the Association. With respect to these comments, several points need to be clarified. Comment 0000113283 is not a resident of the community. Comment 0000112997 is from a former property owner who died in April, 2010, which pre-dates the comment. Comments 0000113490 , 0000112493 and 0000111586 are from a husband -wife property owner, as are comments 0000112721 and 0000112722. Finally, comment 0000112495 is not a water customer.

Therefore, there appear to be only 12 independent comments in opposition from water customers living within the community and only three of these property owners are currently association members.

With respect to separation of the water company from the Association, the board responded to a petition filed by John Goulette to the ACC in the fall of 2009 (see attachment D). After consideration of the petition and the Association response, Brad Morton of the ACC notified the Association that the ACC would not take any action on the petition. The association held a board meeting on Dec. 5, 2009 and this item was on the agenda and was discussed (attachment E). As pointed out in the letter to the ACC from Karl Cox that is contained in attachment E, association members are the rank and file owners of the water company, not the water customers. To date the board has not received sufficiently detailed information on the potential separation of the two entities to evaluate all aspects of such a separation. However, at the last board meeting on July 25, 2010, the board agreed to develop a format for submitting proposals for potential reorganization of the water company with a deadline for submission of Dec. 31, 2010.

In response to comment number 0000113490 from John Goulette, the board takes issue with his accusations. As stated above, board meeting board members voted to change the name at the Aug. 5th 2004 board meeting (attachment A). The Bylaws do not require a membership vote for a name change. The 2005 annual meeting letter stated "if you would like to place any additions to the agenda please email your suggestions to lglaunsinger@yahoo.com." It was suggested that a vote be taken on the name change, and this item was placed on a revised agenda for the annual meeting. The minutes of the 2005 annual meeting indicate that members voted to change the association name from Bonita Creek Land and Homeowners Association to Bonita Creek Property and Preservation Association (attachment B).

Second, no board member was hired in October of 2009 as water operator (see Sept. 27th 2009 board minutes when the water director, Doyle Warner, resigned (Attachment F).

Third, regarding the minutes of the board meeting on 02/20 2009, the association had both an operating (checking) and a CD account as well as a water company account. The \$,3,000, that was referred to in this comment was simply a transfer of funds from the CD account to the operating account. At the time the board was led to believe that a grade 3 water operator license was required and allocated \$400 for operator training. However, it

was later learned that this certification was not required and, therefore, no funds were expended.

Fourth, Mr. Goulette has had an opportunity to review the corporation books. The Association's tax accountant has confirmed that there has been no co-mingling of funds between the association and the water company.

Fifth, regarding Mr. Goulette's accusation that records were falsified, this is simply not true. It is true that different paper stocks were used to print various documents. Please refer to the information above regarding his accusations about the name change.

Although character assassinations have been directed at the president and the current water operator, past actions have been subject to board discussion and approval. After the 1990 Dude fire, association members rebuilt the water company and have continued to invest their time and energy to maintain and improve it. From the beginning, the association was not only involved with the water company but also with road conditions and environmental issues. More recently, there have been additional investments in fire protection. Since water issues cut across all of these activities, the board has not been in favor of separating the two entities unless it is clear there are significant advantages in doing so.

Sixth, Mr. Goulette often confuses community members with association members. It is the association members who are the rank and file owners of the water company, not the entire community of property owners, many of whom have chosen not to be association members.

- Please explain why the company is being transferred for zero consideration, when there is an assumption by the Staff that, the Company as considerable value.

As stated above, only the name of the association (which owns and operates the water company) has been changed. Although the board agrees that the water company is of considerable value, the board believes that it is inappropriate for the association to pay for an asset it already owns.

- Please explain the relationship between the Doyle Warner and William Glaunsinger. Karl Kohlhoff is listed as the certified operator as well as a transferee, please inform Staff who will assume this responsibility.

Doyle Warner is the on-site water operator (grade 1 certification) for the water company and works as an independent contractor. He is a member of the association and is not a board member. He is a full-time resident at Bonita Creek and a water customer. William Glaunsinger is a member of the association and serves as its president. He is a full-time resident at Bonita Creek and is not a water customer. Karl Kohlhoff is a member of the association board and serves as its water director. He holds a grade 2 water operator certification. He is a part-time resident of Bonita Creek and a water customer. In section K of the application, Karl Kohlhoff is listed as a certified operator and in section F the

transferee company is listed as the association. The association has and will continue to assume responsibility for the management and operation of the water company after this application has been approved.

•Please provide information regarding the amount of utility experience of Mr. Glaunsinger. Feel free to provide any information regarding the experience of Mr. Glaunsinger, that will contribute to the decision making the process of the Corporation Commission.

Dr. Glaunsinger has been president of the association since the fall of 2003 and has worked cooperatively with water directors and on-site operators on all aspects of management of the water company, including repairs, upgrades, budget, reports etc. He has also volunteered to actively participate in water company repairs and upgrades. He is familiar with all aspects of the water company distribution and treatment system. He is an emeritus professor of chemistry and biochemistry at Arizona State University where he developed courses in environmental chemistry, including sections on water treatment and distribution. He has received several environmental protection agency grants for the development of chemical micro-sensors for environmental monitoring. He founded an Arizona high technology company for the development and manufacture of environmental monitoring instrumentation that won the physical sciences product of the year award.

Sincerely,

BCPPA Board members: Charlotte Armbruster, Bill Glaunsinger, Karl Kohlhoff, Chris Pestka, Mark Yarish, Harry Viezens, Lita Washburn

Attachment C

COMMISSIONERS
KRISTIN K. MAYES – Chairman
GARY PIERCE
PAUL NEWMAN
SANDRA D. KENNEDY
BOB STUMP



ERNEST G. JOHNSON
Executive Director

ARIZONA CORPORATION COMMISSION

September 2, 2010

Via E-mail and United States Mail

William Whittington
125 North Granite Street
Prescott, Arizona 86301

William Glaunsinger
251 North Big Als Run
Payson, Arizona 85541

Re: Staff's First Set of Data Requests to Bonita Creek Land and Homeowners Association
Docket No. W-021995B-10-0146

Dear Messrs. Whittington and Glaunsinger:

Please treat this as Staff's First Set of Data Requests to Bonita Creek Land and Homeowners Association in the above matter.

For purposes of this data request set, the words "Bonita Creek Land and Homeowners Association," "Company," "you," and "your" refer to Bonita Creek Land and Homeowners Association and any representative, including every person and/or entity acting with, under the control of, or on behalf of Bonita Creek Land and Homeowners Association. For each answer, please identify by name, title, and address each person providing information that forms the basis for the response provided.

These data requests are continuing, and your answers or any documents supplied in response to these data requests should be supplemented with any additional information or documents that come to your attention after you have provided your initial responses.

Please respond within ten calendar days of your receipt of the copy of this letter. However, if you require additional time, please let us know.

Please provide one hard copy as well as searchable PDF, DOC or EXCEL files (via email or electronic media) of the requested data directly to each of the following addressees via overnight delivery services to:

- (1) Kiana Sears, Utilities Division, Arizona Corporation Commission, 1200 West Washington Street, Phoenix, Arizona 85007, ksears@azcc.gov.
- (2) Kimberly A. Ruht, Arizona Corporation Commission, 1200 West Washington Street, Phoenix, Arizona 85007, kruht@azcc.gov.

Sincerely,

Kimberly A. Ruht
Attorney, Legal Division
(602) 542-3402

KAR:klc
Enclosure

**ARIZONA CORPORATION COMMISSION
STAFF'S FIRST SET OF DATA REQUESTS TO
BONITA CREEK LAND AND HOMEOWNERS ASSOCIATION
Docket No. W-021995B-10-0146
September 2, 2010**

Subject: All information responses should **ONLY** be provided in searchable PDF, DOC or EXCEL files via email or electronic media.

KS 1.1 Was Bonita Creek Property and Preservation Association ("BCPPA") created as a new and separate non-profit corporation from Bonita Creek Land and Homeowners Association ("BCLHA")?

If no, please explain the relationship between the two entities.

If yes, when and how were the assets of BCLHA transferred to BCPPA and when was BCLHA dissolved and wound down?

What was the intent and purpose behind changing BCLHA to BCPPA?

KS 1.2 Please provide documentation of the following: (A) the Notice for the Shareholder's meeting to vote on the name change; (B) who called the meeting; (C) the outcome of the vote and the vote numbers; and (D) the Minutes from the meeting.

KS 1.3 Please list the individuals involved with and running the water company under BCLHA. Please list the individuals involved with and running the water company now, under BCPPA. Please explain the changes in personnel, if any.

Attachment D

BONITA CREEK PROPERTY AND PRESERVATION ASSOCIATION

September 6, 2010

TO: Kimberly A. Ruht, Arizona Corporation Commission

From: Lita Washburn, Treasurer

William Glaunsinger is out of town on a family emergency, his 89 year old mother in law was attacked and is in the hospital. He expects to be back in town around September 11, 2010, and will be responding to your letter, dated September 2, 2010, with the information you have requested. A great deal of the information that you have requested, has previously been sent to the Corporation Commission, if you need any of the documentation prior to his return. I believe it was sent to the area that deals with name changes.

Please let me know if I can be of any service to you in the mean time. My number is 928-472-7526.

Kimberly Ruht

From: william glaunsinger [wglaunsinger@yahoo.com]
Sent: Wednesday, September 15, 2010 2:55 PM
To: Kiana Sears; Kimberly Ruht
Subject: First set of Data requests, Docket number W-021995B-10-0146
Attachments: 2005 annual letter-1.doc; 2005revised annual letter.doc; annual_meeting_september_3[1].2005.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Because of the continued strife in the community perpetuated by the Goulettes and Charles Fine's e-mails I have decided to resign as President of the Association at the end of this week.
Please find below responses to staff's first set of data requests.

Sincerely,

Bill Glaunsinger

KS 1.1 No, the BCPPA was not created as a new and separate non-profit corporation from BCLHA.

The BCPPA is simply the new name of the same corporation.

There were three reasons for changing the name: " 1) A change would avoid the aura of a Home Owner's Association; one that many people object to, 2) A name change would broaden the scope of the Association, and 3) A name change would better reflect the mission statement in the current by-laws." (from: Aug. 5th, 2004 Board meeting minutes).

KS 1.2

A. Attached is the 2005 annual meeting letter and agenda that was mailed to property owners. The 2005 annual meeting letter stated: " If you would like to place any additions to the agenda please email your suggestions to lglaunsinger@yahoo.com." One member suggested that a vote be taken on the name change at the annual meeting, and this item was placed on the agenda for the meeting (attached).

B. The annual meeting was called by all the Board members serving at that time, and the president signed the letter of invitation.

C. Though the minutes do not provide numbers for the vote, some of the members who were in attendance recall that it was a unanimous vote.

D. The minutes from this annual meeting are attached.

KS 1.3 The individuals involved with and running the water company under the BCLHA in 2004 were the following board members Bill Glaunsinger, Bob Johnson, Lita Washburn, Linda Soto, Fred Washburn (Water Director), Marcia Viezens, and Dave Kelley. The water operator at the time was John Goulette. Before the September 4th 2010 annual meeting and vote the individuals involved with and running the water company were Bill Glaunsinger, Harry Viezens, Lita Washburn, Charlotte Armbruster, Chris Pestka, Mark Yarish, and Karl Kohlhoff. The on -site representative is Doyle Warner and the certified water operator is Karl Kohlhoff. At the Sept. 4, 2010 annual meeting an election occurred for three of the Board positions as well as a ratification vote for the water director position held by Karl Kohloff. Unfortunately, due to irregularities in the

voting process, the results of the vote are unresolved and the resolution of this situation will be the subject of a special board meeting on Sept. 18th, 2010.

As required by the by-laws, elections to the board shall occur every year at an annual meeting on a staggered basis so that each board member is elected for a 2-year period. Therefore, there can be personnel changes on the board every year.

An independent contractor is hired to maintain and operate the water company on a daily basis. John Goulette served as independent contractor since about 1996 until January, 2010. During 2008/2009 the Goulettes' strongly expressed both verbally and in writing their desire to leave Bonita Creek. During this same period they sent several unsavory communications to board members. The Water Director also had increasing difficulties working with Mr. Goulette. Therefore, the Board unanimously agreed at its July 11, 2009 meeting to periodically put the water company independent contractor contract out for bid, commencing on the next contract year. Four bids were received and the contract was awarded to the lowest bidder, Doyle Warner. To insure a smooth transition in water company operations a cooperative contract was executed between Mr. Goulette and Mr. Warner for the months of Nov. and Dec., 2009.

BONITA CREEK LAND & HOMEOWNERS ANNUAL MEETING

September 3, 2005

Glaunsinger Residence

1. **Call to Order:** President Bill Glaunsinger
2. **July board meeting minutes**– Approved
3. **Dave Kelley-Communications Director**- List server will be up next week. Dave proposed that we develop a new-comers information packet. Linda and Dave will work on it.
4. **Fred Washburn – Road Director** – Roads need to be graded, and culverts are needed in certain areas. Fred will get in touch with the county regarding these issues and will report back at next meeting.
5. **Harry Viezens – Water Director** – proposed standardized locks for gates. Harry and John Goulette have cleaned up around the pump house. Harry will get together an inventory of supplies. He also announced that he is stepping down from this position and Doyle Warner has volunteered assume the Water Director position.
6. **Linda Soto – Treasurer** - Association has \$26,000.00 in savings and the water company has \$5700.00 in checking. The water company has a net profit of \$1700.00
7. **Old Business** –
Volunteers in the community have erected a block wall to prevent erosion around the memorial trees. Jim Sumpter's son, Jimmy, donated the block and a crew to pour the footing, Dirt and gravel have been spread in the area. Bill and Lorna Glaunsinger refurbished the memorial sign.
Lorna Glaunsinger cleared and maintained the Bonita Creek Trail this past July.
Bill Glaunsinger arranged for the Payson Forest Service to remove the big dead pine tree that was next to the entry road.
The county has installed new street signs within the subdivisions.
The association is still pursuing the purchase of a water dog for fire protection.
8. **New Business**
A proposal was made to survey BCLHOA members regarding hiring Tree Pro with Association monies to haul any brush that members have cleared from their properties. To be cost effective, there should be participation by at least 5-10 members.
The resumption of the 431 road-clearing project was discussed. It was suggested that the Association could hire Tree Pro or another firm to haul away the stacked brush.
Lorna Glaunsinger reminded members to recycle aluminum cans at the Payson Humane Society, and cardboard at the facility in front of Walmart
Members voted to change the Association's name to Bonita Creek Property and Preservation Association.
9. Meeting was adjourned.

Aug. 05

Dear Bonita Creek Property Owners,

By means of this letter we would like to invite you join us for a **dedication of the refurbished Dude Fire Memorial on Saturday, Sept. 3rd at 3:00 PM** at the N.W. corner of Myrtle Point and the entry road. Jim and Becky Sumpter have kindly contributed the memorial property in recognition of the supreme sacrifice made by the Dude firefighters. At the conclusion of the ceremony, we invite you to attend the **Association meeting at the Glaunsinger residence, 480 Big Al's run**. Following the meeting there will be a community barbecue and a chance to share news and meet some of our new neighbors. Please bring a side dish of your choosing.

The \$65.00 annual dues can be sent to Bonita Creek Property & Preservation Association, HC 7 box 271 R, Payson, Az 85541 by September 3, 2005. Our community association is dedicated to addressing those issues that are most important to the residents and property owners. As many of you are aware, much progress has been made to improve our community in the last several years as well as helping neighbors with building and other projects. The Association is committed to continuing these efforts and we encourage you to join the Association to help us achieve these goals. This past year, in spite of the wet wintry weather, we have been able to continue or complete the following:

- *Continuation of cooperative efforts with the Forest Service for fire preventative maintenance as well as the Association's use of the Pearley pit for wood debris drop-off.*
- *Installation of Bonita Creek Entry sign.*
- *911 rural road name change and erection of new road signs ,*
- *Construction of a retaining wall for the Dude Fire Memorial and a planned dedication on Labor Day weekend.*
- *An extensive effort to clear and maintain the Bonita Creek trail was completed this July. Because of all of the winter rains, the trail required an increased amount of clearing and repair of washed out areas.*
- *Clearing of brush around the water tank and repair of the fence.*
- *Significant progress on maintenance items for the Water Company.*

This coming year the Board has recommended engaging Tree Pro to collect and chip wood and weed debris that has been stacked by Association members, if there is sufficient community interest. The wet winter and spring has provided the moisture for trees, bushes and grasses to put on a significant amount of growth. Although we welcome the continued rebirth of the forest, the **Forest Service has reminded us that it is still extremely important to create fire safe zones on all properties** including the removal or trimming of Love Grass, and thinning oaks, Manzanita and other brush. If you would like to take advantage of the above opportunity, please plan to attend the meeting to help choose the best dates to arrange for this service.

Our future efforts for 2005-2006 include completion of the entry road fire break initiative, procuring a water trailer as a back-up emergency contingent, maintenance of the subdivision roads, continued Bonita creek trail maintenance, and several improvements in the Bonita Water Company infrastructure. We encourage your participation in these efforts as well as any suggestions you may have to initiate other community projects.

Below is the agenda for the annual meeting. If you would like to place any additions to this agenda please e-mail your suggestions to lglaunsinger@yahoo.com before the meeting.

Sincerely,

Bill Glaunsinger President

ANNUAL MEETING AGENDA

- I. Call to order- Bill Glaunsinger
 - II. Director's reports
 - A. Communications Director- Dave Kelley
 - B. Environmental Director- Marcia Viezens
 - C. Road Director- Fred Washburn
 - D. Water Director- Harry Viezens
 - III. Treasurer's report - Linda Soto.
 - IV. Old business- Bill Glaunsinger
 - a. Entrance Sign
 - b. Bonita Creek Memorial
 - c. Trail maintenance
 - d. Tree removal on entry road
 - e. New street signs
 - f. Continued efforts to acquire water trailer for fire protection
 - V. New business
 - a. Hiring Tree Pro to remove stacked, trimmed brush from Association members lots
 - b. Continuation of 431 road clearing effort
 - c. Maintenance and roof for entrance sign.
 - d. Recycling
 - e. Vote to change Association name to Bonita Creek Property and Preservation Association
 - VI. Adjournment
-

To join the Bonita Creek Association please fill out the information below and send your dues (\$65.00) to, HC 7 box 271 R,
Payson, Az 85541

Name(s)_____

subdivision and lot _____

Mailing Address_____

E-mail Address_____

Aug. 05

Dear Bonita Creek Property Owners,

By means of this letter we would like to invite you join us for a **dedication of the refurbished Dude Fire Memorial on Saturday, Sept. 3rd at 3:00 PM** at the N.W. corner of Myrtle Point and the entry road. Jim and Becky Sumpter have kindly contributed the memorial property in recognition of the supreme sacrifice made by the Dude firefighters. At the conclusion of the ceremony, we invite you to attend the **Association meeting at the Glaunsinger residence, 480 Big Al's run**. Following the meeting there will be a community barbecue and a chance to share news and meet some of our new neighbors. Please bring a side dish of your choosing.

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- *Continuation of cooperative efforts with the Forest Service for fire preventative maintenance as well as the Association's use of the Pearley pit for wood debris drop-off.*
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- *911 rural road name change and erection of new road signs,*
- *Construction of a retaining wall for the Dude Fire Memorial and a planned dedication on Labor Day weekend.*
- *An extensive effort to clear and maintain the Bonita Creek trail was completed this July. Because of all of the winter rains, the trail required an increased amount of clearing and repair of washed out areas.*
- *Clearing of brush around the water tank and repair of the fence.*
- *Significant progress on maintenance items for the Water Company.*

This coming year the Board has recommended engaging Tree Pro to collect and chip wood and weed debris that has been stacked by Association members, if there is sufficient community interest. The wet winter and spring has provided the moisture for trees, bushes and grasses to put on a significant amount of growth. Although we welcome the continued rebirth of the forest, the **Forest Service has reminded us that it is still extremely important to create fire safe zones on all properties** including the removal or trimming of Love Grass, and thinning oaks, Manzanita and other brush. If you would like to take advantage of the above opportunity, please plan to attend the meeting to help choose the best dates to arrange for this service.

Our future efforts for 2005-2006 include completion of the entry road fire break initiative, procuring a water trailer as a back-up emergency contingent, maintenance of the subdivision roads, continued Bonita creek trail maintenance, and several improvements in the Bonita Water Company infrastructure. We encourage your participation in these efforts as well as any suggestions you may have to initiate other community projects.

Below is the agenda for the annual meeting. If you would like to place any additions to this agenda please e-mail your suggestions to lglaunsinger@yahoo.com before the meeting.

Sincerely,

Bill Glaunsinger President

ANNUAL MEETING AGENDA

I. Call to order- Bill Glaunsinger

II. Director's reports

- A. Communications Director- Dave Kelley
- B. Environmental Director- Marcia Viezens
- C. Road Director- Fred Washburn
- D. Water Director- Harry Viezens

III. Treasurer's report - Linda Soto.

IV. Old business- Bill Glaunsinger

- a. Entrance Sign
- b. Bonita Creek Memorial
- c. Trail maintenance
- d. Tree removal on entry road
- e. New street signs
- f. Continued efforts to acquire water trailer for fire protection

V. New business

- a. Hiring Tree Pro to remove stacked, trimmed brush from Association members lots
- b. Continuation of 431 road clearing effort
- c. Maintenance and roof for entrance sign.
- d. Recycling

VI. Adjournment

To join the Bonita Creek Association please fill out the information below and send your dues (\$65.00) to, HC 7 box 271 R,
Payson, Az 85541

Name(s)_____

subdivision and lot _____

Mailing Address_____

E-mail Address_____

Attachment E

Kimberly Ruht

From: John Goulette [bonitacreekwaterguy@gmail.com]
Sent: Tuesday, October 05, 2010 11:06 AM
To: Kiana Sears
Cc: Kimberly Ruht; Bradley Morton; Viezens; Mark Yarish; Bill Glaunsinger; Charlotte Armbruster; Chris Pestka; Lita Washburn; Karl Kohlhoff; bonitacreekpropertyowners
Subject: BCPPA Letter of August 3, 2010
Attachments: BoardReponseToACC.doc

To Arizona Corporation Commission and Kiana Sears,

This is in regards to a letter that is addressed to the ACC in response to a certified letter sent to Doyle Warner from Kiana Sears, but was replied to by the board of the Bonita Creek Property and Preservation Association and was placed on the Bonita Creek Property and Preservation Association web-site. The following is what is on their web-site:

Click below to read the Data Request regarding the transfer of water company assets to the BCPPA. These questions were asked by the ACC and answered by the BCPPA board. All back-up attachments can be viewed by calling or emailing any board member.

[ACC response to docket W-02195B-10-0146](#)

When you click on it you get the letter which is attached (Board Response to ACC). First, I question if the ACC has even received this response as it is not on your web-site and none of the intervenors have received anything. Second, in trying to contact the board members by email I get no response. I talked personally to Harry Viezens (vice president) who knew nothing about the letter and Mark Yarish (director at large) who asked that I send him a copy as he did not recall sending any letter. There is also nothing in the Board Meeting Minutes about sending this letter.

This response letter to the ACC is full of lies or misinformation.

#1 The comment about the board responding is false as the vice president did not know about the letter and I have not received anything from any of the board members indicating that they knew about the letter.

#2 The comment "The name change was approved by the board (see attachment A) as well as by the association membership at its annual meeting on Sept. 3, 2005 (see attachment B)." is not true. The board voted to have Mr. Glaunsinger look into the cost of the name change and that is all. They never voted to change the name. The membership never voted in 2005 as Mr. Fine's letter and documentation shows.

#3 "An amendment to the Articles of Incorporation changing the name to BCPPA was approved by the ACC Corporations Division on Feb. 17, 2010 and a Certificate of Good Standing has been issued." This amendment document was falsified and is voidable. Nothing in the meeting minutes indicate that the board approved this Feb. 17, 2010 filing. Again it appears to be just Mr. Glaunsinger.

#4 "With respect to these comments, several points need to be clarified. Comment 0000113283 is not a resident of the community." This is completely false. The comment indicates that five oppositions were filed (Soto, Fine, Knapp, Moser, Bell) all property owners in Bonita Creek. "Comment 0000112997 is from a former property owner who died in April, 2010, which pre-dates the comment." This comment was filed by the heirs of the estate and is completely valid. "Finally, comment 0000112495 is not a water customer." Whether or not they

are a water customer has no bearing on their right to file a complaint. If you want to get technical, Mr. Glaunsinger is also not a water customer and yet he is filing all the documents in favor of this action.

#5 "The Bylaws do not require a membership vote for a name change." This is not true. The bylaws state that ratification of members is needed for adoption and that meetings will follow Roberts Rules of Order. This would require a mail-in ballot to change the Constitution or Bylaws and this was not done.

#6 "Second, no board member was hired in October of 2009 as water operator (see Sept. 27th 2009 board minutes when the water director, Doyle Warner, resigned (Attachment F)." Doyle Warner was a Director at Large on the association's board for years. The board paid for him to get his certification and gave him the contract to operate the water company. He is just shy of being an employee. Doyle did not have the necessary certification to run the water company so the board appointed Karl Kohlhoff to the board and paid for his grade 2 certification so Doyle could run the water company. This was a conspiracy to have an operator that would do anything the board (primarily Mr. Glaunsinger) wanted even if it was wrong or illegal. I am not saying that Doyle would knowingly do anything wrong or illegal since he is not experienced enough to know better.

#7 "Mr. Goulette has had an opportunity to review the corporation books." Yes I did review some of the records and discovered a \$200 entry was made for books for me. I never received any books or requested any books. I again state that the ACC needs to look into the misappropriation of funds.

#8 "It is true that different paper stocks were used to print various documents." I wasn't talking about different paper stock, I was concerned about the aging of the pages and the document that was provided by the lawyer, Mr. Fine, that shows a different agenda, all of which would indicate that original documents were replaced with new documents to reflect what Mr. Glaunsinger had stated in the documents filed with the ACC. All papers within the time-frame of the "newer documents" had aged with time except for those two pages.

#9 "Sixth, Mr. Goulette often confuses community members with association members." I am not confused. I am concerned that four board members (or one) can make decisions that affect all community members. The water company was rebuilt for the community to have water and the community should operate and control the water company not board members with their own agenda. Part of this concern is the attempt to circumvent the HUD report and Arizona Water Commissioner which states that there is NOT enough water in Bonita Creek to supply the Unit II subdivision. I would like to make a motion that the ACC revoke the CCN for Unit II as they are not serviced by the water company nor should they ever be according to the HUD Report for that subdivision.

#10 The question was asked, "Please explain the relationship between the Doyle Warner and William Glaunsinger. Karl Kohlhoff is listed as the certified operator as well as a transferee, please inform Staff who will assume this responsibility." William Glaunsinger (President) wanted Doyle Warner (Director at Large) to run the water company. Doyle didn't have the certification to operate the water company so the board appointed Karl as Director to be the remote operator. The association paid for both Doyle and Karl to be certified. Once the certification was in place the board gave Doyle the contract to operate the water system and Karl the remote operator. In looking at my membership list I would like to note that none of them are members of the Bonita Creek Land and Homeowners Association which is once again an active organization of 35 members and is continuing to gain members.

In conclusion it is my belief that this response to the certified letter sent to Doyle is the work of Mr. Glaunsinger and not the board. From what I can tell the Board knows nothing of this response letter. It might interest the ACC to know that Mr. Glaunsinger has resigned as President of the Association effective September 18, 2010.

If there are any complaint forms that can be filed for the false information given to the ACC, please let me know.

Thank You
John Goulette
389 W. Burnt Point Trail
Payson, AZ 85541
928-978-2163

August 3, 2010

Arizona Corporation Commission
1200 W. Washington St.
Phoenix, AZ 85007

Ladies and Gentlemen,

The Board of Directors of the Bonita Creek Property and Preservation Association (BCPPA) is pleased to respond to your data request of July 21, 2010 to provide the following information for further review.

- Please provide an explanation of why the current owner is transferring the Water Company. Please provide details regarding the current state of the Company and any information that would help Staff get a clear picture of what is driving the sale at this time.

As indicated in the application by the association for the transfer of assets and Certificate of Convenience and Necessity dated April 15, 2010, this request is simply to substitute the new name for the former name. The name change was approved by the board (see attachment A) as well as by the association membership at its annual meeting on Sept. 3, 2005 (see attachment B). It is important to understand that this is not a sale, but it is simply a change of the Association's name. The water company has 43 water customers, operates with a positive balance sheet and is owned and operated by the association. An amendment to the Articles of Incorporation changing the name to BCPPA was approved by the ACC Corporations Division on Feb. 17, 2010 and a Certificate of Good Standing has been issued.

- Please provide background information regarding the Company and its ownership, management and operations. It is imperative that Staff understands the organizational structure and ownership when reviewing a transfer. Staff has received comments regarding this application, which can be found within the docket. Staff needs the pertinent information to address concerns that may rise from the comments presented thus far.

As stated above, the association is the same organization that it has always been. The water company is owned by the association members and operated by the board of directors and an on-site water operator. It has the same organizational structure that it has had for many years, i.e., it has a water director who is on the board and assumes overall responsibility for management of the water company, and an on-site water operator who is under contract and is responsible for the day-to-day operation of the water company. The current water director, Mr. Karl Kohlhoff, is certified at grade 2 and has a strong record of experience and accomplishments in water treatment and distribution (see attachment C). The current water operator is Mr. Doyle Warner, who is certified at grade 1 and replaced Mr. John Goulette in January, 2010.

Review of comments within the docket indicates several members of the community would prefer to separate the water company from the Association. With respect to these comments, several points need to be clarified. Comment 0000113283 is not a resident of the community. Comment 0000112997 is from a former property owner who died in April, 2010, which pre-dates the comment. Comments 0000113490 , 0000112493 and 0000111586 are from a husband -wife property owner, as are comments 0000112721 and 0000112722. Finally, comment 0000112495 is not a water customer.

Therefore, there appear to be only 12 independent comments in opposition from water customers living within the community and only three of these property owners are currently association members.

With respect to separation of the water company from the Association, the board responded to a petition filed by John Goulette to the ACC in the fall of 2009 (see attachment D). After consideration of the petition and the Association response, Brad Morton of the ACC notified the Association that the ACC would not take any action on the petition. The association held a board meeting on Dec. 5, 2009 and this item was on the agenda and was discussed (attachment E). As pointed out in the letter to the ACC from Karl Cox that is contained in attachment E, association members are the rank and file owners of the water company, not the water customers. To date the board has not received sufficiently detailed information on the potential separation of the two entities to evaluate all aspects of such a separation. However, at the last board meeting on July 25, 2010, the board agreed to develop a format for submitting proposals for potential reorganization of the water company with a deadline for submission of Dec. 31, 2010.

In response to comment number 0000113490 from John Goulette, the board takes issue with his accusations. As stated above, board meeting board members voted to change the name at the Aug. 5th 2004 board meeting (attachment A). The Bylaws do not require a membership vote for a name change. The 2005 annual meeting letter stated "if you would like to place any additions to the agenda please email your suggestions to lglaunsinger@yahoo.com." It was suggested that a vote be taken on the name change, and this item was placed on a revised agenda for the annual meeting. The minutes of the 2005 annual meeting indicate that members voted to change the association name from Bonita Creek Land and Homeowners Association to Bonita Creek Property and Preservation Association (attachment B).

Second, no board member was hired in October of 2009 as water operator (see Sept. 27th 2009 board minutes when the water director, Doyle Warner, resigned (Attachment F).

Third, regarding the minutes of the board meeting on 02/20 2009, the association had both an operating (checking) and a CD account as well as a water company account. The \$,3,000, that was referred to in this comment was simply a transfer of funds from the CD account to the operating account. At the time the board was led to believe that a grade 3 water operator license was required and allocated \$400 for operator training. However, it

was later learned that this certification was not required and, therefore, no funds were expended.

Fourth, Mr. Goulette has had an opportunity to review the corporation books. The Association's tax accountant has confirmed that there has been no co-mingling of funds between the association and the water company.

Fifth, regarding Mr. Goulette's accusation that records were falsified, this is simply not true. It is true that different paper stocks were used to print various documents. Please refer to the information above regarding his accusations about the name change.

Although character assassinations have been directed at the president and the current water operator, past actions have been subject to board discussion and approval. After the 1990 Dude fire, association members rebuilt the water company and have continued to invest their time and energy to maintain and improve it. From the beginning, the association was not only involved with the water company but also with road conditions and environmental issues. More recently, there have been additional investments in fire protection. Since water issues cut across all of these activities, the board has not been in favor of separating the two entities unless it is clear there are significant advantages in doing so.

Sixth, Mr. Goulette often confuses community members with association members. It is the association members who are the rank and file owners of the water company, not the entire community of property owners, many of whom have chosen not to be association members.

- Please explain why the company is being transferred for zero consideration, when there is an assumption by the Staff that, the Company as considerable value.

As stated above, only the name of the association (which owns and operates the water company) has been changed. Although the board agrees that the water company is of considerable value, the board believes that it is inappropriate for the association to pay for an asset it already owns.

- Please explain the relationship between the Doyle Warner and William Glaunsinger. Karl Kohlhoff is listed as the certified operator as well as a transferee, please inform Staff who will assume this responsibility.

Doyle Warner is the on-site water operator (grade 1 certification) for the water company and works as an independent contractor. He is a member of the association and is not a board member. He is a full-time resident at Bonita Creek and a water customer. William Glaunsinger is a member of the association and serves as its president. He is a full-time resident at Bonita Creek and is not a water customer. Karl Kohlhoff is a member of the association board and serves as its water director. He holds a grade 2 water operator certification. He is a part-time resident of Bonita Creek and a water customer. In section K of the application, Karl Kohlhoff is listed as a certified operator and in section F the

transferee company is listed as the association. The association has and will continue to assume responsibility for the management and operation of the water company after this application has been approved.

•Please provide information regarding the amount of utility experience of Mr. Glaunsinger. Feel free to provide any information regarding the experience of Mr. Glaunsinger, that will contribute to the decision making the process of the Corporation Commission.

Dr. Glaunsinger has been president of the association since the fall of 2003 and has worked cooperatively with water directors and on-site operators on all aspects of management of the water company, including repairs, upgrades, budget, reports etc. He has also volunteered to actively participate in water company repairs and upgrades. He is familiar with all aspects of the water company distribution and treatment system. He is an emeritus professor of chemistry and biochemistry at Arizona State University where he developed courses in environmental chemistry, including sections on water treatment and distribution. He has received several environmental protection agency grants for the development of chemical micro-sensors for environmental monitoring. He founded an Arizona high technology company for the development and manufacture of environmental monitoring instrumentation that won the physical sciences product of the year award.

Sincerely,

BCPPA Board members: Charlotte Armbruster, Bill Glaunsinger, Karl Kohlhoff, Chris Pestka, Mark Yarish, Harry Viezens, Lita Washburn

Attachment F

Kimberly Ruht

From: Mark Yarish [myarish@cox.net]
Sent: Thursday, October 07, 2010 7:49 AM
To: Kiana Sears; Bradley Morton; Kimberly Ruht
Cc: william glaunsinger; Charlotte Armbruster; Fred Washburn; Karl Kohlhoff
Subject: Re: BCPPA Letter of August 3, 2010

Dear members of the ACC and Kiana Sears:

Contrary to what would be my normal reaction I feel it necessary to make this response since I am mentioned by name in Mr. Goulette's communication and do not wish to be misrepresented. My comments are indicated in red.

On 10/5/10 11:06 AM, "John Goulette" <bonitacreekwaterguy@gmail.com> wrote:

To Arizona Corporation Commission and Kiana Sears,

This is in regards to a letter that is addressed to the ACC in response to a certified letter sent to Doyle Warner from Kiana Sears, but was replied to by the board of the Bonita Creek Property and Preservation Association and was placed on the Bonita Creek Property and Preservation Association web-site. The following is what is on their web-site:

Click below to read the Data Request regarding the transfer of water company assets to the BCPPA. These questions were asked by the ACC and answered by the BCPPA board. All back-up attachments can be viewed by calling or emailing any board member.

ACC response to docket W-02195B-10-0146

<http://www.bonitacreekassociation.org/Site/response_to_docket_W-02195B-10-0146.html>

When you click on it you get the letter which is attached (Board Response to ACC). First, I question if the ACC has even received this response as it is not on your web-site and none of the intervenors have received anything. Second, in trying to contact the board members by email I get no response. I talked personally to Harry Viezens (vice president) who knew nothing about the letter and Mark Yarish (director at large) who asked that I send him a copy as he did not recall sending any letter. There is also nothing in the Board Meeting Minutes about sending this letter. When asked by Mr. Goulette if I knew about the letter I was unsure as to what letter he was referring to so I did not respond in the affirmative. I later realized which letter he was referring to and although I did not personally sign the letter I did discuss in general it's contents with Mr. Glaunsinger prior to publication and was familiar with the general response and was in agreement. I cannot speak for other Board members although I believe the response was discussed in general terms at a previous Executive Session.

This response letter to the ACC is full of lies or misinformation.

#1 The comment about the board responding is false as the vice president did not know about the letter and I have not received anything from any of the board members indicating that they knew about the letter. See above. I am unaware that I (or any other Board member) am obligated to respond to all of Mr. Goulettes questions/responses. While I try to be accommodating inasmuch as I am a Board member I simply cannot take the time to respond to every request.

#2 The comment "The name change was approved by the board (see attachment A) as well as by the association membership at its annual meeting on Sept. 3, 2005 (see attachment B)." is not true. The board voted to have Mr. Glaunsinger look into the cost of the name change and that is all. They never voted to change the name. The membership never voted in 2005 as Mr. Fine's letter and documentation shows. I have no first hand knowledge of this issue as it was prior to my time as a Board member. I have read Mr. Fine's letter and do not believe it accurately represents the spirit of the matter as I know it.

#3 "An amendment to the Articles of Incorporation changing the name to BCPA was approved by the ACC Corporations Division on Feb. 17, 2010 and a Certificate of Good Standing has been issued." This amendment document was falsified and is voidable. Nothing in the meeting minutes indicate that the board approved this Feb. 17, 2010 filing. Again it appears to be just Mr. Glaunsinger. I have no first hand knowledge of this issue as it was prior to my time as a Board member. The choice of the word "falsified" is unfortunate as it implies something nefarious has occurred.

#4 "With respect to these comments, several points need to be clarified. Comment 0000113283 is not a resident of the community." This is completely false. The comment indicates that five oppositions were filed (Soto, Fine, Knapp, Moser, Bell) all property owners in Bonita Creek. "Comment 0000112997 is from a former property owner who died in April, 2010, which pre-dates the comment." This comment was filed by the heirs of the estate and is completely valid. "Finally, comment 0000112495 is not a water customer." Whether or not they are a water customer has no bearing on their right to file a complaint. If you want to get technical, Mr. Glaunsinger is also not a water customer and yet he is filing all the documents in favor of this action. I agree with Mr. Glaunsinger's evaluation of these comments posted to the ACC website. To the best of my knowledge the responses provided in the letter from the Board are accurate. There are comments filed that are not by residents, are duplications by the same residents, or are from a deceased member (not indicated as heirs).

#5 "The Bylaws do not require a membership vote for a name change." This is not true. The bylaws state that ratification of members is needed for adoption and that meetings will follow Roberts Rules of Order. This would require a mail-in ballot to change the Constitution or Bylaws and this was not done. I have no first hand knowledge of this issue as it was prior to my time as a Board member.

#6 "Second, no board member was hired in October of 2009 as water operator (see Sept. 27th 2009 board minutes when the water director, Doyle Warner, resigned

(Attachment F)." Doyle Warner was a Director at Large on the association's board for years. The board paid for him to get his certification and gave him the contract to operate the water company. He is just shy of being an employee. Doyle did not have the necessary certification to run the water company so the board appointed Karl Kohlhoff to the board and paid for his grade 2 certification so Doyle could run the water company. This was a conspiracy to have an operator that would do anything the board (primarily Mr. Glaunsinger) wanted even if it was wrong or illegal. I am not saying that Doyle would knowingly do anything wrong or illegal since he is not experienced enough to know better.

The Board was faced with a difficult choice at one point in finding a suitable candidate to fill the position of water system operator as the working relationship with the current operator had deteriorated to an unacceptable level and the Board was concerned that we would be suddenly left with no qualified operator for the water system. Outside vendors were more costly and we were fortunate to have a community resident willing to put forth the time and effort to take this task over. At the time that person was also a Board member and so he was asked to step down in order to take the position. Although the Board knew that this could appear as improper we felt at that time (and I still do) that we had limited options. As far as I know our system has been properly operated by Mr. Warner and I have no concerns whatsoever regarding the quality of the water. He is overseen by Mr. Kohlhoff who is an expert in the field of water quality. I will add that this single issue appears to me to be at the heart of much of the current discontent.

#7 "Mr. Goulette has had an opportunity to review the corporation books." Yes I did review some of the records and discovered a \$200 entry was made for books for me. I never received any books or requested any books. I again state that the ACC needs to look into the misappropriation of funds.

I have no first hand knowledge of this issue.

#8 "It is true that different paper stocks were used to print various documents." I wasn't talking about different paper stock, I was concerned about the aging of the pages and the document that was provided by the lawyer, Mr. Fine, that shows a different agenda, all of which would indicate that original documents were replaced with new documents to reflect what Mr. Glaunsinger had stated in the documents filed with the ACC. All papers within the time-frame of the "newer documents" had aged with time except for those two pages.

I have no first hand knowledge of this issue.

#9 "Sixth, Mr. Goulette often confuses community members with association members." I am not confused. I am concerned that four board members (or one) can make decisions that affect all community members. The water company was rebuilt for the community to have water and the community should operate and control the water company not board members with their own agenda. Part of this concern is the attempt to circumvent the HUD report and Arizona Water Commissioner which states that there is NOT enough water in Bonita Creek to supply the Unit II subdivision. I would like to make a motion that the ACC revoke the CCN for Unit II as they are not serviced by the water company nor should they ever be according to the HUD Report for that subdivision.

I have no first hand knowledge of this issue.

#10 The question was asked, "Please explain the relationship between the Doyle Warner and William Glaunsinger. Karl Kohlhoff is listed as the certified operator as well as a transferee, please inform Staff who will assume this responsibility." William Glaunsinger (President) wanted Doyle Warner (Director at Large) to run the water company. Doyle didn't have the certification to operate the water company so the board appointed Karl as Director to be the remote operator. The association paid for both Doyle and Karl to be certified. Once the certification was in place the board gave Doyle the contract to operate the water system and Karl the remote operator. In looking at my membership list I would like to note that none of them are members of the Bonita Creek Land and Homeowners Association which is once again an active organization of 35 members and is continuing to gain members.

See #6 above.

In conclusion it is my belief that this response to the certified letter sent to Doyle is the work of Mr. Glaunsinger and not the board. From what I can tell the Board knows nothing of this response letter. It might interest the ACC to know that Mr. Glaunsinger has resigned as President of the Association effective September 18, 2010.

See above. Mr. Glaunsinger resigned reluctantly from the Board for personal reasons. To imply otherwise is an unfortunate choice of words.

If there are any complaint forms that can be filed for the false information given to the ACC, please let me know.

Please note that I have not copied all parties in this response as I do not wish to contribute to the argument. I will however, certify to the accuracy of my above comments as being truthful and without bias or malice to any party. Please feel free to contact me directly should you have any further questions.

Respectfully,

Mark V. Yarish, AIA
Director
602-292-0699

Thank You
John Goulette
389 W. Burnt Point Trail
Payson, AZ 85541
928-978-2163

Welcome Q & A Firewise

Bonita Creek Property and Preservation Association

Preserving the Bonita Creek Environment for Future Generations



This website is being closed.